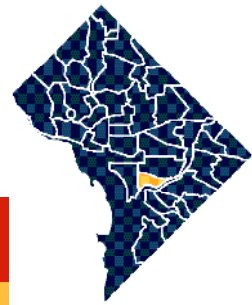


# city living, **dc** style!



## Neighborhood Cluster

# 27



The Cluster is bounded on the north by the Southeast/Southwest Freeway (I-395), on the west by South Capitol Street and on the south and east by the Anacostia River. The Cluster currently features a wide assortment of uses and building types clustered into a mosaic of different enclaves.

 Cluster  Parks  Water



**Near Southeast**

**Arthur Capper**

**Carrollsborg**

**Washington Navy Yard**

## Neighborhood Cluster **27**

Near Southeast    Arthur Capper    Carrollsburg    Washington Navy Yard



### Physical Characteristics and Assets

The western portion of the Cluster, roughly between South Capitol Street and New Jersey Avenue, is dominated by diverse commercial activities ranging from popular nightclubs to auto repair facilities to fast-food establishments, as well as other light industrial or auto-oriented activities.

The area between New Jersey Avenue and 8th Street SE, north of M Street, is primarily occupied by the Arthur Capper and Carrollsburg public housing properties. In addition, the area has a handful of private row houses dating from the turn of the 19th century, a recreation center, a community center, and a large playing field.

On the south side of M Street between 5th and 11th Street and immediately adjacent to the Southeast Federal Center is the historic Washington Navy Yard. This densely used, enclave houses a wealth of historic buildings, including grand homes, adaptively reused armaments factories and warehouses, the Naval Museum, and attractive gardens. The Navy Yard is an active military center that, although secure, is open to the public.

The Cluster is punctuated by historic 8th Street—the dominant neighborhood commercial corridor that connects Near Southeast to Capitol Hill (north of the Southeast/Southwest Freeway) and terminates at the historic Latrobe Gate of the Navy Yard.

The far eastern portion of the Cluster is a mix of uses. The large, former Washington Gas site (south of M Street and east of 11th Street) is being converted into office and proposed hotel uses and has been renamed Maritime Plaza. A number of small marinas are clustered along the bank of the Anacostia River farther up the shore. OARS, a community rowing club, operates a small rowing and canoeing facility under the 11th Street bridges.



### Some highlights of Cluster 27's assets and features include the following:

- Proximity to the Anacostia River waterfront.
- Desirable location close to the U.S. Capitol, Capitol Hill, and downtown all of which are just six blocks to the north.
- Excellent public transportation along M Street from the Navy Yard Metro station and along 8th Street, SE.
- Attractive views of the waterfront and U.S. Capitol building.
- Strong institutional partners in the Washington Navy Yard, U.S. Marine Corps and Barracks Row Main Street.
- Local neighborhood elementary school in the heart of the neighborhood.
- Committed and dedicated community leaders.

### Recent Neighborhood Activity

- Construction of new office buildings along M Street, SE.
- HOPE VI grant to revitalize Arthur Capper and Carrollsburg community.
- Planned mixed-use development of the Southeast Federal Center.